067.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,600 / 812,600
					USE VALUE:	812,600 / 812,600
					ASSESSED:	812,600 / 812,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEIGHAM CHRISTOPHER JOHN
Owner 2:	HEIGHAM LYNNE D WEINSTEIN
Owner 3:	
Street 1:	82 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,574 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Stone Veneer Exterior and 2682 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4574.000	422,500		390,100	812,600
Total Card	0.105	422,500		390,100	812,600
Total Parcel	0.105	422,500		390,100	812,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.98 | /Parcel: 302.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,400	0	4,574.	390,100	812,500	812,500	Year End Roll	12/18/2019
2019	101	FV	314,500	0	4,574.	362,200	676,700	676,700	Year End Roll	1/3/2019
2018	101	FV	314,500	0	4,574.	362,200	676,700	676,700	Year End Roll	12/20/2017
2017	101	FV	314,500	0	4,574.	317,600	632,100	632,100	Year End Roll	1/3/2017
2016	101	FV	314,500	0	4,574.	289,800	604,300	604,300	Year End	1/4/2016
2015	101	FV	306,500	0	4,574.	256,300	562,800	562,800	Year End Roll	12/11/2014
2014	101	FV	306,500	0	4,574.	242,400	548,900	548,900	Year End Roll	12/16/2013
2013	101	FV	306,500	0	4,574.	230,700	537,200	537,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN PEI FEI	26865-250		11/27/1996		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2010	2071	Dormers	35,500					CONSTRUCT A DORMER
11/13/2003	974	Re-Roof	8,000					
8/21/2002	693	Porch	4,000	C				NEW STEPS/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Meas/Inspect	BS	Barbara S
3/30/2011	Info Fm Prmt	BR	B Rossignol
12/19/2008	Meas/Inspect	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4574		Sq. Ft.	Site		0	70.	1.22	12									390,053						390,100	

Total AC/HA: 0.10500 | Total SF/SM: 4574 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,053 | Spl Credit | Total: 390,100

PRINT

Date	Time
12/10/20	20:34:29

LAST REV

Date	Time
10/10/19	14:14:38

apro

PAT ACCT. 5729

User Acct	42885
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!5729!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	42885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	16 - Stone Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04149890
Const Adj.:	1.02989697
Adj $ / SQ:	134.080
Other Features:	108000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574075
Depreciation:	151556
Depreciated Total:	422519

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

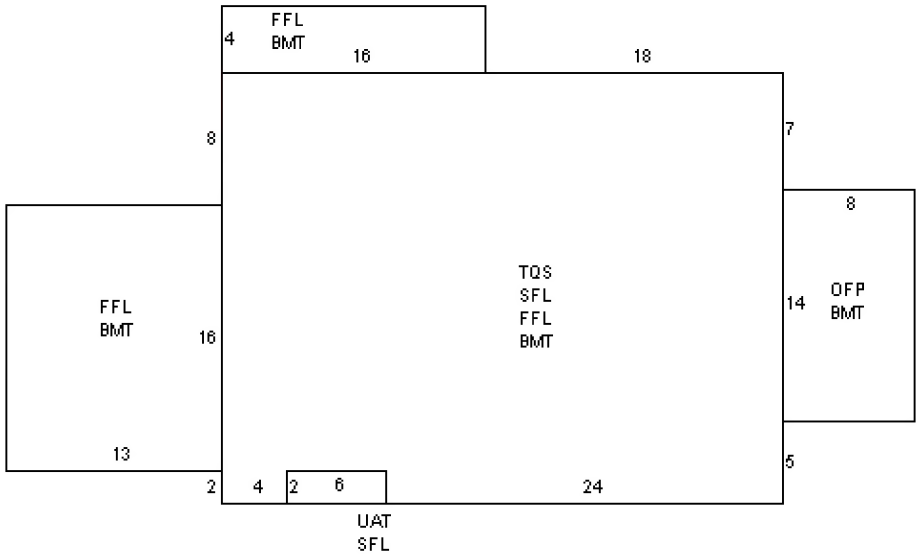
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	147.49
Special Features:	0	Val/Su Net:	104.24
Final Total:	422500	Val/Su SzAd	157.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,256	40.220	50,521
FFL	First Floor	1,144	134.080	153,387
SFL	Second Floor	884	134.080	118,526
TQS	3/4 Story	654	134.080	87,688
OFP	Open Porch	112	32.170	3,603
UAT	Upper Attic	3	53.630	161

Net Sketched Area:	4,053	Total:	413,886

Size Ad	2682	Gross Are	4280	FinArea	2682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	